

FILE NO.: Z-9229

NAME: Boggs Long-form PD-R

LOCATION: Located at 11108 Garrison Road

DEVELOPER:

Tarrie Boggs
124 Valley Ranch Way
Little Rock, AR 72223

SURVEYOR:

Central Arkansas Engineering
1012 Autumn Road, Suite #2
Little Rock, AR 72211

AREA: 9.99-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 30 – Buzzard Mountain

CENSUS TRACT: 42.02

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Allow the placement of a manufactured home on the site and allow the future construction of a site-built home after which the manufactured home will be removed.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the placement of a multi-sectional manufactured home on the property for a period of three (3) to five (5) years. Within the three (3) to five (5) years the applicant is proposing to

construct a single-family residence on the property and remove the manufactured home upon completion of the new home.

Short-term plans include the construction of a 36-foot by 36-foot barn, riding arena (for the applicant's personal use and training) and an accessory building to store the applicant's personal items such as lawn mowers, tractors, etc. Long-term plans include the development of ponds, fenced pastures and additional accessory structures as related to the applicant's personal storage.

The property contains 10-acres. The property does not have frontage on Garrison Road but is served by an access and utility easement. The property is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction in which the City exercises zoning and subdivision control.

B. EXISTING CONDITIONS:

The site is located on Garrison Road within the City's Extraterritorial Planning Jurisdiction. The area is predominately single-family residential with both manufactured and site built homes. Most of the homes in the area are located on large tracts, many of which are in excess of five (5) acres. Garrison Road is a two (2) lane County road with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not an active neighborhood association registered with the City located in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Pulaski County Road and Bridge should be contacted about regulations for development within and adjacent to the 100 year floodplain.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. An existing underground power line exists along the drive on the south edge of the property and an overhead electrical line exists in the vicinity to the northeast of the property. Neither appears to be in conflict with the proposed plans. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: Water is not available to this site. A water main extension will be required. (The site is served by Maumelle Water and water service is available to the site.)

Fire Department:

1. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
2. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
3. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. One- or Two-Family Residential Developments. As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
 1. Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
5. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or

Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: County will require septic approval from the Health Department prior to issuing a 911 address.

Rock Region Metro: Location is not currently served by METRO and is not in our long range plans at this time. We have no objections to the plans as presented.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Buzzard Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the placement of a modular home and future construction of a site built home.

Master Street Plan: South of the property Garrison Road and it is shown as a Minor Arterial on the Master Street Plan. Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Garrison Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were a few outstanding technical issues associated with the request. Staff questioned the time frame for construction of the new home and the removal of the manufactured home. Staff also requested the site plan include the placement of any future buildings, outbuildings or barns.

Public Works comments were noted. Staff stated the applicant should contact Pulaski County Road and Bridge concerning development within and adjacent to the floodplain.

Staff noted the comment from Central Arkansas Water concerning the water main extension. Ms. Boggs stated the site was served by Maumelle Water and water was on the site.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing the technical issues associated with the request raised at the June 28, 2017, Subdivision Committee meeting. The applicant has indicated the time frame for construction of the second home and the removal of the manufactured home. The applicant has also indicated the placement of future buildings on the site plan and noted all future construction will be associated with the family's personal storage and use. The maximum building height proposed for the structures is 35-feet.

The request is a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the placement of a multi-sectional manufactured home on the property for a period of three (3) to five (5) years. The home is proposed containing 2,574 square feet. Within the three (3) to five (5) year time period the applicant is proposing to construct a new single-family residence on the property. The new residence will be of similar square footage. After the new home is completed the manufactured home will be removed.

The applicant indicates the short-term plans include the construction of a 36-foot by 36-foot barn to house horses owned by the applicant. The plan also includes the construction of a riding arena (for the applicant's personal use and training). The applicant also intends to construct an accessory building to store the applicant's personal items such as lawn mowers, tractors, etc.

Long-term plans include the development of ponds, fenced pastures and additional accessory structures as related to the applicant's personal storage.

The property contains 10-acres. The property does not have frontage on Garrison Road but is served by an access and utility easements. The property is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction in which the City exercises zoning and subdivision control. To allow the placement of the two (2) residences on the site, even though on a temporary basis, requires the applicant to rezone the property to, in this case a PD-R, Planned Development Residential. As a condition of approval the approval the applicant is

to remove the manufactured home within the five (5) year time frame or seek a revision to the PD-R, Planned Development Residential, to allow the home to remain for some additional time.

Staff is supportive of the applicant's request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to allow the placement of the manufactured home on the property for no more than five (5) years while the applicant builds her new home is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the applicant remove the manufactured home within a five (5) year time frame or seek a revision to the PD-R, Planned Development Residential, to allow the home to remain for some additional time.

PLANNING COMMISSION ACTION:

(JULY 20, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the applicant remove the manufactured home within a five (5) year time frame or seek a revision to the PD-R, Planned Development Residential, to allow the home to remain for some additional time. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.